



PLANNING COMMISSION AGENDA

Tuesday, July 23, 2019

The Planning Commission will convene at 6:00 PM on
Tuesday, July 23, 2019 at Austin City Hall, Council Chambers
301 W. Second Street, Austin, TX

Greg Anderson
Awais Azhar
Yvette Flores – Secretary
Claire Hempel
Patrick Howard
Fayez Kazi – Chair

Conor Kenny – Vice-Chair
Carmen Llanes-Pulido

Robert Schneider
Patricia Seeger
Todd Shaw
James Shieh – Parliamentarian
Jeffrey Thompson
Melissa Whaley - Hathorne (BOA Vice- Chair) –
Ex-Officio
Richard Mendoza – Ex-Officio
Ann Teich – Ex-Officio

EXECUTIVE SESSION (No public discussion)

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Commission may not conduct a closed meeting without the approval of the city attorney.

Private Consultation with Attorney – Section 551.071

A. CITIZEN COMMUNICATION

The first four (4) speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address their concerns regarding **items not posted on the agenda.**

Facilitator: Ivan Naranjo, 512-974-7649
Attorney: Steven Maddoux, 512-974-6080
Commission Liaison: Andrew Rivera, 512-974-6508

B. APPROVAL OF MINUTES

1. Approval of minutes from July 9, 2019.

C. PUBLIC HEARINGS

- 1. Plan Amendment:** [NPA-2016-0012.01.SH - 4500 Nuckols Crossing Road; District 2](#)
Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Angelos Angelou and John Sasaridis; McDowell Housing Partners (Ariana Brendle)
Agent: Thrower Design (Ron Thrower)
Request: Single Family to Multifamily land use
Staff Rec.: **Postponement request by Staff and the Applicant to September 10, 2019**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department
- 2. Rezoning:** [C14-2017-0010 - 4500 Nuckols Crossing Road; District 2](#)
Location: 4500 Nuckols Crossing Road, Williamson Creek Watershed; Southeast Combined (Franklin Park) NP Area
Owner/Applicant: Angelos Angelou and John Sasaridis; McDowell Housing Partners (Ariana Brendle)
Agent: Thrower Design (Ron Thrower)
Request: SF-2-NP to MF-3-CO-NP
Staff Rec.: **Postponement request by the Staff and the Applicant to September 10, 2019**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
- 3. Plan Amendment:** [NPA-2019-0014.01 - Stassney Residential; District 2](#)
Location: 6200 and 6220 East Stassney Lane, Williamson Creek Watershed; Southeast Combined (McKinney) NP Area
Owner/Applicant: Tuscany Park, LLC
Agent: RedVenture (Jill Rogers)
Request: From Warehouse/Limited Office and Industry to Higher Density Single Family land use
Staff Rec.: **Postponement request by Staff to August 13, 2019**
Staff: [Maureen Meredith](#), 512-974-2695
Planning and Zoning Department

Facilitator: [Ivan Naranjo](#), 512-974-7649
Attorney: [Steven Maddoux](#), 512-974-6080
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4. **Rezoning:** [C14-2019-0070 - Stassney Residential; District 2](#)
Location: 6200 and 6220 East Stassney Lane, Williamson Creek Watershed; Southeast Combined (McKinney) NP Area
Owner/Applicant: Tuscany Park, LLC
Agent: RedVenture (Jill Rogers)
Request: W/LO-CO-NP; LI-CO-NP to SF-6-NP
Staff Rec.: **Postponement request by Staff to August 13, 2019**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
5. **Rezoning:** [C814-2012-0160.01 - 211 South Lamar; District 5](#)
Location: 211 South Lamar Boulevard Northbound and 1211 West Riverside Drive, Lady Bird Lake Watershed; South Lamar Combined (Zilker) NP Area (Suspended)
Owner/Applicant: 16 Piggybank Ltd. (Huston Street)
Agent: Drenner Group, PC (Amanda Swor)
Request: Amend the PUD to modify the permitted uses and site development regulations
Staff Rec.: **Postponement request by Staff to August 27, 2019**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
6. **Rezoning:** [C14-2019-0069 - Saint Elmo Apartments; District 3](#)
Location: 4315 South Congress Avenue, Williamson Creek Watershed; South Congress Combined (East Congress) NP Area
Owner/Applicant: Lampros Moumouris
Agent: Rivera Engineering (Michael A. Rivera)
Request: CS-MU-NP to CS-MU-V-NP
Staff Rec.: **Recommended, with conditions**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department
7. **Rezoning:** [C14-2019-0075 - Cannonleague Residences; District 5](#)
Location: 6501 and 6503 Cannonleague Drive, Williamson Creek Watershed; South Austin Combined (Garrison Park) NP Area
Owner/Applicant: Don R. Hancock
Agent: Land Answers, Inc. (Jim Wittliff)
Request: SF-3-NP to SF-5-NP
Staff Rec.: **Not Recommended**
Staff: [Wendy Rhoades](#), 512-974-7719
Planning and Zoning Department

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8. **Rezoning:** [C814-2018-0121 - 218 S. Lamar; District 5](#)
 Location: 218 South Lamar Boulevard, Lady Bird Lake and West Bouldin Creek Watersheds; South Lamar Combined (Zilker) NP Area (Suspended)
 Owner/Applicant: Michael Pfluger, William Reid Pfluger & the Pfluger Spousal Irrevocable Trust (Reid Pfluger)
 Agent: Drenner Group, PC (Amanda Swor)
 Request: CS-V to PUD
 Staff Rec.: **Postponement request by Staff to August 27, 2019**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
9. **Rezoning:** [C14-2018-0128 - 2323 South Lamar; District 5](#)
 Location: 2323 South Lamar Boulevard, 2421 Bluebonnet Lane, and 2315 South Lamar Boulevard, West Bouldin Creek Watershed; South Lamar Combined (Zilker) NP Area (Suspended)
 Owner/Applicant: 2323 South Lamar LTD (Kirk Rudy)
 Agent: Armbrust & Brown PLLC (Richard Suttle)
 Request: GR-V-CO, LO-CO, and GR-CO to LO-V-CO and GR-V-CO
 Staff Rec.: **Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
10. **Rezoning:** [C14-2019-0041 - 3706 Goodwin; District 1](#)
 Location: 3706 Goodwin Avenue, Boggy Creek Watershed; East MLK Combined NP Area
 Owner/Applicant: GBME, LLC (Matt Brecht)
 Request: CS-MU-NP to CS-MU-V-NP
 Staff Rec.: **Not Recommended**
 Staff: [Heather Chaffin](#), 512-974-2122
 Planning and Zoning Department
11. **Site Plan (CUP):** [SPC-2019-0142A - Lantana Block P, Lot 3 Conditional Use Permit Building 4; District 8](#)
 Location: 7415 Southwest Parkway, Bldg 4, Williamson Creek Watershed-Barton Springs Zone
 Owner/Applicant: Lantana Place LLC (Steve Hay)
 Agent: LJA Engineering, Inc. (Paul Viktorin)
 Request: Approval of a conditional use permit for a Cocktail Lounge land use.
 Staff Rec.: **Recommended**
 Staff: [Jonathan Davila](#), 512-974-2414,
 Development Services Department

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- 12. Site Plan (CUP):** [SPC-2018-0068D - Reznicek Field Water Quality Retrofit; District 4](#)
Location: 7100 Northcrest Blvd., Waller Creek Watershed; Brentwood / Highland Combined (Highland) NP Area
Owner/Applicant: Watershed Protection Department, City of Austin
Agent: Tom Franke (Watershed Protection Department)
Request: Approval of a Conditional Use Permit for land zoned P (Public) over 1 acre in size.
Staff Rec.: **Recommended**
Staff: [Robert Anderson](#), 512-974-3026, Development Services Department

D. NEW BUSINESS

- [Austin Green Improvement District No. 1](#)**
Consider a petition requesting City consent to the creation of the Austin Green Improvement District No. 1 and make a recommendation to Council on the petition. Staff: [Virginia Collier](#), 512-974-2022, Planning and Zoning Department
- [Initiation of Code Amendments to City Code Title 25 regarding Airport Overlay's AO3 Zone](#)**
Discuss and consider initiating amendments to Title 25 of the City Code regarding prohibiting residential uses in the Airport Overlay's AO3 Zone. Staff: [Mark Walters](#), 512-974-7695, Planning and Zoning Department

E. BRIEFINGS

- Natural Building Height Breaks**
Briefing regarding natural building height breaks.
Presenter: Tyler Stowell, Architect (STG Design), 713-823-2025
(Co-Sponsors: Vice-Chair Kenny and Commissioner Shaw)

F. ITEMS FROM COMMISSION

- Revision of the Austin Land Development Code**
Discussion regarding matters related to the revision of the City of Austin Land Development Code including but not limited to staff updates, presentations and scheduling. Co-Sponsors: Chair Kazi, Vice-Chair Kenny

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2. LDC Revision Working Groups

Discuss and consider establishing the following Working Groups tasked with researching and providing the Commission with information and recommendations for consideration for adoption to the Land Development Code Rewrite: Affordability, Priorities, Process, Residential and Transitions

(Co-Sponsors: Chair Kazi, Vice-Chair Kenny)

3. Initiation of Code Amendment regarding TOD and VMU

Discuss and consider initiating a code amendment to increase heights for TOD and for VMU zoning to 85' and waive compatibility for both of these zoning categories. (Co-Sponsors: Commissioners Anderson and Hempel)

4. Initiation of Code Amendment regarding CS District Properties Within Opportunity Zones

Discuss and consider initiating a code amendment to allow a property within an opportunity zone per Congress' 'Tax Cuts and Jobs Act of 2017 that is zoned CS be permitted to take advantage of the VMU ordinance. (Co-Sponsors: Commissioners Anderson and Hempel)

F. FUTURE AGENDA ITEMS

Future agenda items will not be discussed at the current meeting, but will be offered for initiation, discussion or possible recommendation at a future meeting.

G. BOARDS, COMMITTEES & WORKING GROUPS UPDATES

[Codes and Ordinances Joint Committee](#)

[Comprehensive Plan Joint Committee](#)

[Joint Sustainability Committee](#)

[Small Area Planning Joint Committee](#)

[South Central Waterfront Advisory Board](#)

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations

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are planned with wheelchair access. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call Andrew Rivera at Planning & Zoning Department, at 512-974-6508, for additional information; TTY users route through Relay Texas at 711.

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Speaker Testimony Time Allocation

PUBLIC HEARING

Speaker	Number	Time Allocated
Applicant / Agent	1	5 min (Additional 3 minute rebuttal)
Speakers For	Up to 3	3 min.
Speakers For	Up to 16	1 min.
Primary Speaker	1	5 min.
Speakers Against	Up to 3	3 min.
Speakers Against	Up to 16	1 min.

PER CITY CODE NAME AND ADDRESS ARE REQUIRED

Speakers are limited to 10 minutes maximum.

POSTPONEMENT

Speaker	Number	Time Allocated
Primary Speaker Favoring Postponement	1	3 min.
Secondary Speaker Favoring Postponement	1	2 min.
Primary Speaker Opposing Postponement	1	3 min.
Secondary Speaker Opposing Postponement	1	2 min.

2019 PLANNING COMMISSION MEETING SCHEDULE

January 8, 2019	July 9, 2019
January 22, 2019	July 23, 2019
February 12, 2019	August 13, 2019
February 26, 2019	August 27, 2019
March 12, 2019	September 10, 2019
March 26, 2019	September 24, 2019
April 9, 2019	October 8, 2019
April 23, 2019	October 22, 2019
May 14, 2019	November 12, 2019
May 28, 2019	November 26, 2019
June 11, 2019	December 10, 2019
June 25, 2019	December 17, 2019